



4500 REDWOOD ROAD, NAPA
APN#: 034-300-002-000

Overview

- + APN: 034-300-002-000
- + 5.04± acres
- + Private gate entry
- + Meticulously maintained
- + Composition roof and wood siding
- + Dream compound with abundant entertainment and sports activities
- + 8 ft. high deer fence surrounds the property
- + Built in 1951; in the family since 1979
- + Extensive remodel and expansion completed in 2015
- + Total Living Space: Approximately 2,600± sq. ft. of conditioned space
 - o Main House: 1,314± sq. ft., 2 BD, 1 BA
 - o Guest House: 1BD, 1BA
 - o Pool House: 2BD, 2 BA
 - o Airstream: 1BD, 1BA
- + Pool Pavilion with in-ground lap pool
- + One car garage (wide enough for 2 cars)
- + Tool/garden shed
- + Tesla EV charger
- + 60w Kohler whole property generator
- + Expansive views of mountains and hills
- + Quarter mile to Hess Persson winery and art gallery
- + 20 mins to downtown Napa & Yountville
- + Roughly ~1 hour to Golden Gate Bridge

Erin Lail
Matt Sevenau

DRE# 02027696
DRE# 01890164

elail@cnapavalley.com
matt@mattsevenau.com



Outdoor Activities and Entertainment

- + "The Trellis" covered dining area allows for seating up to 24 guests
- + Back terrace off the Main House with outdoor living/entertaining areas, fire pit, pergola and heat lamps; overlooking the pool, tennis courts and golf area
- + 3 dedicated Pickleball courts
- + Tennis court
- + 7 Tee Box "golf course"
- + Bocce court
- + Horseshoe pit
- + Band Deck
- + Gym area
- + Outdoor shower
- + Viking propane grill
- + Pool Pavilion
- + 75 foot Lap Pool
 - o Electric cover
 - o High-end underwater sound system
 - o Saline filtered
 - o Propane heat
- + Large above ground spa; seats up to ~8
- + Various fruit trees including lemon, cherry, orange, tangerine, plum, apple, fig, Bearss limes, table grapes, raspberries, blueberries, persimmon and pomegranate
- + Outdoor lighting throughout
- + Meandering pathways
- + Chef's garden
 - o Four raised wooden garden beds
 - o Vegetable huppah trellis's connecting beds
 - o Fenced/gated

Main House

- + Living Room
 - o Propane gas fireplace



- Flow through dual French doors to access the west gardens and the back terrace
- + Kitchen
 - Viking 8 burner gas range with dual ovens
 - Viking wine refrigerator holding up to 100± bottles
 - SubZero refrigerator
 - SubZero “clear ice” ice maker
 - Miele cabinet front dishwasher
- + Mudroom
- + Two Bedrooms
- + Bathroom
 - Double sink vanity
 - Tub & shower combo with glass enclosure

Guest House/Office

- En Suite bedroom
- Living room/office with flow through French doors opening to front gardens and private deck
- Wet bar with two refrigerator compartments
- Privacy deck
- Storage closet for laundry with stacked washer and dryer

Pool House & Blue Bar

- Two bedrooms
- Two bathrooms
- “Blue bar” wet bar with sink, cabinetry, 3 refrigerator units and one freezer unit

Pool Pavilion

- Multi-use area
- Seats up to 20 guests
- Wood burning fireplace
- TV and surround sound
- Overhead heat lamps
- Custom retractable chandelier



Pool Structure

- Currently being used as gym
- AV/electrical closet

Airstream Trailer

- 28' long
- Custom decking
- Sweeping views of the property and surrounding mountains
- Bedroom with Queen bed
- Living area
- Full bath
- Full kitchen
- Sleeps up to 4

Infrastructure

- + Water:
 - Well: 8 GPM; four 5,000 gal. storage tanks
 - Filtration system:
 - Installed and maintained by West Coast Waterworks
 - Infrared system
- + Sewer
 - Septic: 1,500 gallon tank; one system
- + Gas & Electric
 - Propane tank (1,000 gal. tank)
 - PG&E- electric
- + WIFI; AT&T- high speed fiber optic
- + DirectTV
- + Fully automated watering system covers a large portion of the property
- + Sound System; 12 zone Sonos system
- + Security system; LTS & PSS electronics security including cameras
- + Elevation; just over 500 ft.
- + 60 KW Kohler whole house generator; runs entire property